

**Eau Claire Redevelopment Authority Minutes
Meeting of May 19, 2010**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Barr, DeRosa, Green, Huggins, Kemp, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Reiter, and Ms. Thompson, Noland, Casteen

1. Call to order.

At 7:30 a.m. Mr. DeRosa called the meeting to order.

2. Minutes.

The minutes of the April 28, 2010, special meeting were approved on a motion by Ms. Wildenberg and seconded by Mr. Barr.

3. Financial Statements.

Ms. Casteen presented the Financial Statements for April, 2010. There were no operating expenses for the month of April and there was one capital expense of \$68.96 for a utility bill related to the West Bank Redevelopment District.

Mr. Green made a motion to approve the financial statement and Mr. Huggins seconded; the motion carried.

4. Motion to approve demolition bids for 1720 Oxford Avenue and 115 Maxon Street.

Ms. Casteen presented 3 bid proposals for demolition of the above listed property and a third property 205 Maxon Street was previously condemned by the City. She recommended that the demolition be awarded to the lowest bidder. The 3 bid proposals were as follows: American Express Transport, LLC, \$15,963.00; No Mercy Excavating, LLC, \$16,875.00; and Haas Sons, Inc., at \$30,400.00.

Mr. Huggins made a motion to award the contract to American Express Transport, LLC, with a total bid of \$15,963. Mr. Barr seconded, the motion carried.

5. Review of plans submitted by Geoff Moeding for the fourth building in Phase One Phoenix Park neighborhood.

Mr. Schatz introduced the subject with the reference that Mr. Tufte reported that if the Redevelopment Authority approves the plans no other formal approval is necessary. Mr. Moeding presented that the original objective for this site was: 1) small footprint with parking ramp; 2) larger building without parking. The Redevelopment Authority initially approved the package as the larger building without parking. At this time Mr. Moeding would like to scale back on the plans for the commercial part of the building, the current plan would leave too much retail space unused. Mr. Moeding requested that retail space in the building be downsized to 7,000 from the original 10,000 square feet, with a minimum of 4,000 square feet to be used for the proposed grocery store. Mr. Huggins questioned to verify that the proposal

still included a 4,000 square foot footprint – Mr. Moeding replied yes. The current request is asking to have the 10,000 square feet reduced to 7,000. Mr. DeRosa asked for clarification about keeping the 4,000 square foot minimum grocery unit, Mr. Moeding responded yes. Construction on this building is still on track to begin July of this year.

6. **Motion to approve changes to the grocery store credit in Phase One of the Phoenix Park neighborhood.**

Mr. Moeding would like to continue on the path of a 4,000 min. square foot grocery facility. There has been interest from grocers but no commitment at this time. Several said if they could put in gas pumps they would do it now. He thought that the current agreement stated there was a 2012 cut-off date to apply towards the credit by the RDA. Mr. Nick commented that with the first extension there was a change in the timing of the original incentive provision. Mr. Nick thought the time was no longer an issue and asked what Mr. Moeding thought the cut-off date should be. He responded maybe one year post construction or certain amount of time/after occupancy.

On a motion by Ms. Wildenberg, seconded by Mr. Barr, the Board moved into closed session

7. **Closed Session.**

Mr. Barr motioned and Mr. Green seconded, moving back into open session.

8. **Motion.**

Motion to approve plans for Building #4 in Phase One of the Phoenix Park neighborhood with the change from 10,000 square feet to 7,000 square feet in retail space by Ms. Wildenberg and seconded by Mr. Kemp. Motion carried.

9. **Motion.**

A motion to approve changes to the grocery store credit in Phase One of the Phoenix Park neighborhood with the following contingency: the credit will remain in force if there is occupancy by grocery tenant no later than June 30, 2012. Mr. Nick reiterated that the total retail space was being reduced from 10,000 to 7,000 square feet, while keeping grocery store at a minimum of 4,000 square feet with all other items remaining the same. Mr. Schatz clarified that the terms of paying the \$200,000 credit over 3 milestones remained the same as previously amended in 2009. The motion was made by Mr. Barr and seconded by Mr. Kemp. Motion carried.

10. **Reconsideration of purchase and development of 2 S Barstow.**

Mr. Schatz announced that the Vernon Brothers decided to withdraw from the 2 S. Barstow project. Mr. DeRosa asked staff to see if there was any other interest in project at this time and to be ready to present to the Board at the next meeting.

Redevelopment Authority Minutes
Meeting of May 19, 2010
Page 3

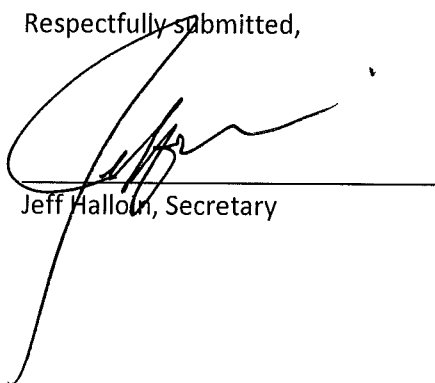
11. Announcements.

Mr. Schatz noted the next meeting is scheduled for June 16 at 7:30 a.m.

12. Adjournment.

Meeting adjourned at 8:17 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jeff Halloran', is written over a horizontal line. The signature is stylized with a large, sweeping initial 'J'.

Jeff Halloran, Secretary